



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, JUNE 24, 2003

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR GENO ACEVEDO
VICE-CHAIR JOSEPH MUELLER
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE
COMMISSIONER CHARLES D. WESTON

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

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WORKSHOP - 6 PM:

- 1) **MURPHY AVENUE CORRIDOR STUDY JOINT PLANNING COMMISSION/CITY COUNCIL WORKSHOP**

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

CONSENT CALENDAR:

- 1) **GENERAL PLAN AMENDMENT, GPA-02-08: MONTEREY-PINN BROTHERS:** A request to change the General Plan Land Use designation on the two westernmost parcels of the project site (APNs 767-23-025, 002), consisting of 6.23 acres, from Multi-Family Medium to Multi-Family Low, to maintain consistency with the proposed General Plan Land Use designation. The Commercial General Plan designation is proposed to remain the same for the easternmost parcel (APN 767-23-001), consisting of 3.45 acres. The project site consists of three contiguous parcels totaling 9.68 acres located on the west side of Monterey Rd., north of Watsonville Rd. and south of West Edmundson Ave. (APNs 767-23-001, 002 & 025)

Recommendation: Adopt Resolution No. 03-41 recommending City Council denial of the General Plan Amendment.

NEW BUSINESS:

- 2) **ZONING AMENDMENT, ZAA-98-20: SPRING-WESTPOL PROPERTIES, LLC (MALONE):** A request to amend the precise development plan for the Spring Manor subdivision located on the south side of Spring Ave., adjacent to the west side of the Mt. Hope Cemetery. The amendment request is to amend the open space easement boundary on lots 1-8, 10-13 & 16-20. (APNs 767-53-001 thru 008, 011 thru 013, 016 thru 020 & 023)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-54, with recommendation to City Council for denial.

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- 3) **VARIANCE, VAR-03-01: MONTEREY-MORENO:** A request for approval of a Variance to allow a zero-foot rear yard setback from the required 20-foot rear yard setback for a proposed building on a vacant 14,100 sq. ft. located on the west side of Monterey Road, approximately 90 ft. south of Cosmo Avenue. The site is located in the General Commercial (CG) zoning district. (APN 767-18-002)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-55 approving request.

- 4) **ZONING AMENDMENT, ZA-03-06: TEXT AMENDMENT/MOBILE HOME CONVERSIONS:** A request for zoning amendment to Title 18 of the Municipal Code, specifically Sections 18.30.010, 18.30.050 and 18.30.110 of Chapter 18.30 (PUD, Planned Unit Development District), to be consistent with the City's new Mobile Home Conversion Ordinance.

Recommendation: Open Public Hearing/Adopt Resolution No. 03-56, with recommendation to forward to City Council for approval.

OTHER BUSINESS:

- 5) **SELECTION OF CHAIR/VICE-CHAIR:**

Recommendation: Select Chair/Vice-Chair in accordance with City Council adopted policy.

TENTATIVE UPCOMING AGENDA ITEM FOR THE JULY 8, 2003 MEETING:

- **SD-03-02: Hale-Garcia**
- **DA-03-03: Hale-Garcia**
- **Authorization for Residential Development Control System Open/Market Small Projects and Micro Competition**
- **Summer Meeting Schedule**
- **Street Standards**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

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SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.